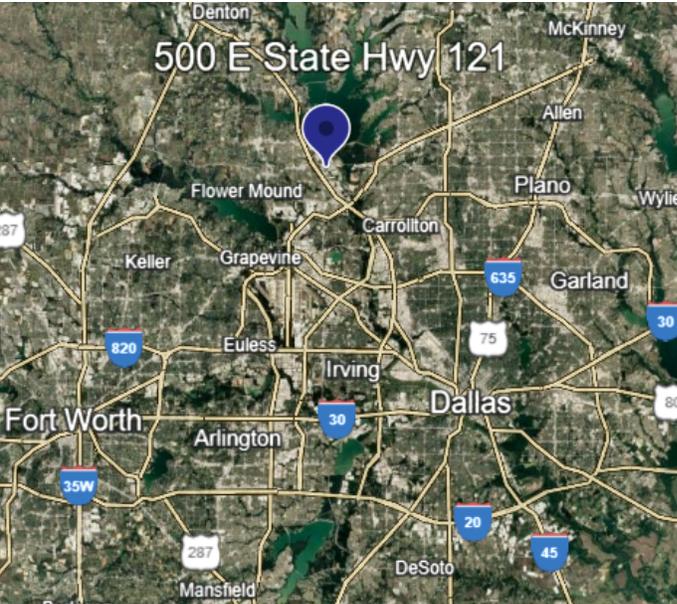


**40,098 SF ON 5.53 AC**

500 TEXAS-121 BUSINESS, LEWISVILLE, TX 75057



**FOR LEASE**



## PROPERTY FEATURES

- 40,098 SF:
  - Building 1 - 25,076 SF
  - Building 2 - 15,022 SF
- 5.53 AC of Land
- Fenced Yard
- 8 Grade Level Doors
- 4,439 SF Office/Showroom
- Frontage on Hwy 121 Business
- Fenced Lot for Security

### KEENAN COOK, SIOR

Senior Vice President

(214) 814-5876

kcook@mercerc-company.com

### THOMAS MERCER

Associate

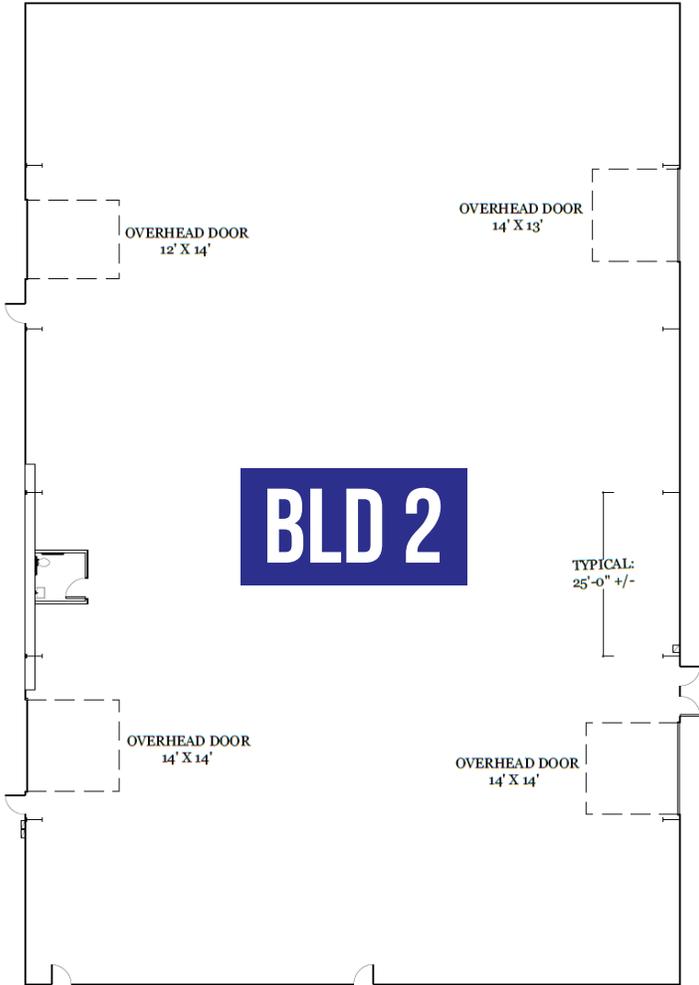
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tmercerc@mercerc-company.com



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## BUILDING 2:

- Building Area: 15,022 SF
- Warehouse Area: 15,022 SF
- Office Area: Build To Suit
- Land Area: 3.92 - 5.53 AC
- Clear Height: 14' - 16'
- Grade Level Door: 4 (14' x 14')
- Column Spacing: Clearspan
- Security: Fenced Lot



**KEENAN COOK, SIOR**  
Senior Vice President  
(214) 814-5876



**THOMAS MERCER**  
Associate  
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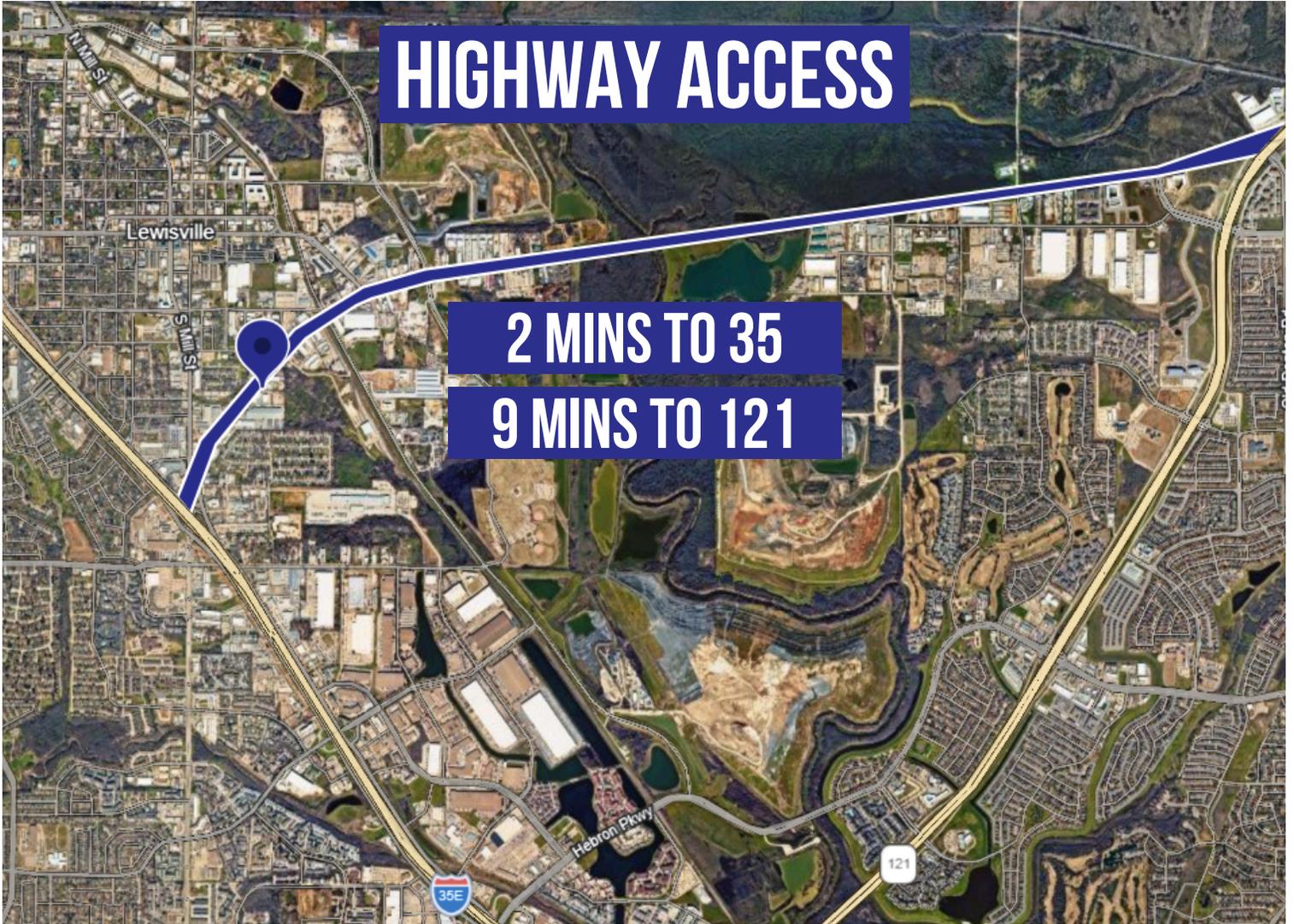
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**HIGHWAY ACCESS**

**2 MINS TO 35**

**9 MINS TO 121**



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